
Toronto Building
Will Johnston, Chief Building Official and Executive
Director

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STEVEN CURIC

**218 MONARCH PARK AVE
TORONTO, ON M4J 4S1
CANADA**

Zoning Notice

Date: Thursday, May 24, 2018

Zoning Certificate (ZZC) Review No: 17 269208 ZZC 00 ZR FolderRSN: 4288794

House - Addition

Proposed Use: sfd

at 218 MONARCH PARK AVE

Ward: Toronto-Danforth (29)

Examination of your Zoning Certificate application has revealed that certain requirements of the applicable City Zoning By-law(s) have not been satisfied. The attached Notice provides details of the review.

Should compliance with the applicable City's Zoning By-law(s) not be possible, you may apply to amend the Zoning By-law by way of a Zoning Amendment or Committee of Adjustment application. For more information on either of these Planning processes, you may visit the City of Toronto Web site @ www.toronto.ca/developing-toronto or discuss the matter with City staff by calling (416)392-7565.

A Zoning Certificate will be issued only when it has been determined that the drawings and information submitted comply with the City Zoning By-law(s). Where there has been no activity on this application and six months has lapsed the file may be closed without notification. Please inform us of progress towards achieving compliance.

In order to get the fee paid under this application credited towards a "Complete" Building Permit application it must be accompanied by a "Zoning Certificate". You are required to obtain your "Zoning Certificate" before your submit for a "Complete" Building Application.

Please refer your Zoning Certificate application number when you phone or submit any pertinent information.

Hyoung Keun (Brian) Lee
Zoning Building Code Examiner

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Folder Name: 218 MONARCH PARK AVE
Application Number: 17 269208 ZZC 00 ZR

RECEIVED

By Committee of Adjustment TEY at 8:48 am, May 25, 2018

Zoning bylaw Notice

ITEM DESCRIPTION

569-2013

City-wide Zoning By-law

Proposal: Third floor addition with rear balcony and deck to the existing 2-storey detached single family dwelling. No change in the existing footprint.

Your property is subject to the City-wide Zoning By-law No. 569-2013, as amended. Based on By-law No. 569-2013, your property is zoned R(d0.6)(x322).

1. On a lot with a detached house with a lot frontage of 6.0 metres to less than 15.0 metres, a minimum of 50 percent of the front yard must be landscaping: 17.12 square metres. The proposed front yard landscaping area is 23 percent: 7.81 square metres. [10.5.50.10.(1)(B) Front Yard Landscaping for Certain Types of Residential Buildings]

On a lot with a detached house, a minimum of 75 percent of the required front yard landscaping must be soft landscaping; 12.84 square metres. The proposed front yard soft landscaping area is 27 percent: 4.69 square metres. [10.5.50.10.(1)(D) Front Yard Landscaping for Certain Types of Residential Buildings]
2. A parking space may not be located in a front yard or a side yard abutting a street. The proposed parking spot is located in a front yard. [10.5.80.10.(3) Street Yard Parking Space]
3. A)(i) The permitted maximum height of all front exterior main walls is 7.5 metres. The proposed height of the front exterior main walls is 9.69 metres.

A)(ii) The permitted maximum height of all rear exterior main walls is 7.5 metres. The proposed height of the rear exterior main walls is 9.48 metres.

B)(ii) The permitted maximum height of all side exterior main walls facing a side lot line is 7.5 metres. The proposed height of the side exterior main walls facing a side lot line is 9.69 metres. [10.10.40.10.(2) Maximum Height of Specified Pairs of Main Walls]
4. The permitted maximum floor space index is 0.6 times the area of the lot: 112.93 square metres. The proposed floor space index is 0.93 times the area of the lot: 175.88 square metres. [10.10.40.40.(1)(A) Floor Space Index]
5. (C) A platform without main walls, attached to or less than 0.3 metres from a building, with a floor no higher than the first floor of the building above established grade may encroach into the required rear yard setback 2.5 metres if it is no closer to a side lot line than 0.33 metres. The proposed platform encroaches 0.4 metres into the required rear yard setback; The proposed platform is 0.0 metres from the South side lot line and 0.24 metres from the North side lot line. [10.5.40.60.(1) Platforms]
6. (A)(ii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no wider than 2.0 metres. The proposed stairs are 2.46 metres wide.

(A)(iii) Exterior stairs providing pedestrian access to a building or structure may encroach into a required building setback if the stairs are no closer to a lot line than 0.6 metres. The proposed stairs are 0.24 metres from the North lot line. [10.5.40.60.(3) Exterior Stairs, Access Ramp and Elevating Device]
7. The required minimum number of parking space for the dwelling unit in a detached house is 1 space. The proposal will have 0 spaces. [200.5.10.1.(1) Parking Space Rates]

438-86

Toronto Zoning by-law

Your property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned R2 Z0.6.

8. The by-law limits the residential gross floor area in an area zoned R2 to 0.6 times the area of the lot: 112.93 square metres. The proposed residential gross floor area of the building exceeds the maximum permitted by approximately 0.93 times the area of the lot: 175.88 square metres. [6(3) Part I 1 - Residential Gross Floor Area]
9. The by-law requires a detached house in a R2 district to have a minimum side lot line setback of 0.45 metres for a depth not exceeding 17.0 metres where the side walls contain no openings. The proposed side lot line setback is 0.03 metres. [6(3) Part II 3.B(I) - Side Lotline Setback, 0.45 m Min (Depth Not Exceeding 17 M, Walls No Opngs)]
10. The by-law allows an uncovered platform to project into the required setbacks provided it does not extend beyond the side walls of the building. The proposed uncovered platform is extending beyond the side walls as projected. [6(3) Part II 8 E - Uncovered Platform Projections, Not Permitted To Extend Beyond Sidewalls]

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ITEM DESCRIPTION

438-86

11. On a lot with a detached house with a lot frontage of 6.0 metres to less than 15 metres, a minimum of 50% of the front yard must be landscaping: 18.54 square metres. A total of 21% of the front yard 7.81 square metres will be provided and maintained as landscaping.
[6(3) Part III 3(d)(i)(B) - Front Yard Landscaping]
12. On a lot with a detached house a minimum of 75 percent of the front yard not covered by a permitted driveway must be soft landscaping: 5.86 square metres. A total of 60% of the front yard 4.69 square metres of the front yard will be provided and maintained as soft landscaping.
[6(3) Part III 3(d)(i)(D) - Front Yard Soft Landscaping]
13. The by-law prohibits the parking of motor vehicles on the portion of the lot between the front lot line and the front wall of the building. The proposal includes parking in the front yard.
[6(3) Part IV 1(E) - Parking Beyond Front Wall]
14. A minimum of 1 parking space is required. 0 parking spaces are proposed.
[4(4)(b) - Parking Spaces]

General Requirements

15. Note: There are proposed encroachments shown within the mutual right-of-way on the North side. A building permit and/or zoning certificate **WOULD NOT** relieve you of the need to seek approvals from the party or parties benefiting from the right-of-way / easement prior to carrying out any construction authorized by a building permit and/or zoning certificate.